WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/04 16:06 2 pgs
Fees:13.00 Taxes:871.35
20041215-0149459

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

AMY CROSS NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott B. Johnson	Scott B. Johnson	
(NAME) 5653 Traceside Dr.	(NAME) 5653 Traceside Dr.	155-16-A-189 CO
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042483

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, John A. Tracy and wife, Tracy Flemming Tracy**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott B. Johnson**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 269 on the Plan of Traceside, Section Seven, of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John A. Tracy and wife, Tracy Flemming Tracy by deed from Robert H. Creech and wife, Nelian Creech dated March 12, 2003 and filed for record in Instrument No. 20030314-0034301, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5653 Traceside Dr., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of December, 2004.

John A. Tracy by John Lott, his Attorney-in-fact

Tracy Flemming Tracy by John Lott, her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the, the undersigned, of the State and County aforesaid, personally appeared John Lott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for John A. Tracy and Tracy Flemming Tracy the within named bargainor, and that he as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of John A. Tracy and Tracy Flemming Tracy, by John Lott, as Attorney-in-fact.

Witness my hand and seal, this 14th day of October, 2004.

Commission expires:

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public